



Z-09-03-001

**City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: March 9, 2009

GENERAL INFORMATION

APPLICANT	Koury Ventures Limited Partnership
HEARING TYPE	Zoning Commission
REQUEST	County RS-40 (Residential-Single Family), County RM-5 (Residential-Multi Family) and County AG (Agriculture) to City CD-PDM (Conditional District-Planned Unit Development Mixed)
CONDITIONS	1. Uses: Limited to roadways, walls, landscaping and signage for adjacent Planned Unit Development 2. Property developed as a continuation of the adjacent Planned Unit Development
LOCATION	West of Groometown Road and north of Interstate 85
PARCEL ID NUMBER (S)	Multiple
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 44 notices were mailed to those property owners in the mailing area.
TRACT SIZE	5.4 Acres
TOPOGRAPHY	Slopes to the west
VEGETATION	Landscaped entryway and road median

SITE DATA

Existing Use	Entryway sign and Grandover Parkway	
	Adjacent Zoning	Adjacent Land Uses
N	County RS-40 (Residential-Single Family) and County AG (Agriculture)	Single-Family dwellings and a church
E	County RS-40 (Residential-Single Family), County HB (Highway Business) and County AG (Agriculture)	Single-Family dwellings and an automobile service station

W	City CD-PDM (Conditional District-Planned Unit Development Mixed)	Single-Family dwellings and a portion of the right-of-way of Grandover Parkway
S	County RM-5 (Residential-Multi Family) and County AG (Agriculture)	Undeveloped

Zoning History

Case #	Date	Request Summary
	N/A	

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District Designation:	Existing (County RS-40)	Existing (County AG)	Existing (County RM-5)	Requested (CD-PDM)
Max. Density:	1 dwelling unit per acre	N/A	5 dwelling units per acre	N/A
Typical Uses	Primarily intended to accommodate single-family detached dwellings on large lots.	Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing.	Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses.	Primarily intended to accommodate residential, commercial, and light industrial uses developed on large tracts in accordance with a Unified Development Plan

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation – N/A****Environmental/Soils**

Water Supply Watershed This site is in the Upper Randleman Watershed WSIV, site drains to Hickory Creek/East Fork Deep River

Floodplains	N/A
Streams	Possible stream onsite. Stream must be identified. If stream is perennial, then a 100ft buffer is required. First 30ft must remain undisturbed vegetated, next 20ft vegetated riparian zone, last 50ft no new BUA is allowed. If stream is intermittent, then a 50ft buffer is required, first 30ft must remain undisturbed vegetated, next 20ft vegetated riparian zone. A 30ft non-encroachment area is required on both perennial & intermittent streams measured for top of bank or 5x's the channel width whichever is greater.
Other:	A BMP is required for high density development.

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements - Not Applicable

Location	Required Planting Yard Type and Rate
North	
South	
East	
West	

Tree Preservation Requirements - Not Applicable

Acreage	Requirements
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Transportation

Street Classification	Grandover Parkway – Minor Thoroughfare, Groometown Road – Major Thoroughfare
Site Access	Existing.
Traffic Counts:	Groometown Road – 15,864.
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is existing sidewalk along the frontage of this development.
Transit in Vicinity	No.
Traffic Impact Study (TIS)	No, not required per TIS.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-PDM** (Conditional District-Planned Unit Development Mixed) zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Mixed Use Planned Development**. The requested **CD-PDM** (Conditional District-Planned Unit Development Mixed) zoning district is consistent with this GFLUM designation.

Connections 2025 Written Policies

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community.

Growth Tier One is where development is expected to be concentrated and where services can be most easily provided within the next six years.

Connections 2025 Map Policies

Mixed Use Planned Community: This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for larger scale, creatively planned residential, mixed with other uses such as supporting retail and small to medium scale office development. Compatibility among these uses and with the area's scenic character will be maintained through generous open space reservations and design standards that address the locations, character of, and relationships between uses, while affording greater development flexibility than provided by standard zoning district classifications. A traditional neighborhood development organized as a series of "neighborhood units" that have access to a "village center" with higher density residential, retail, and office uses is one example of an appropriate development form.

CONFORMITY WITH OTHER PLANS

City Plans - N/A

Other Plans - N/A

This site is designated as **Mixed Use** in the Southern Guilford Area Plan.

Mixed Use – Designated to recognize an opportunity for a mixture of complimentary and integrated, compatible land uses and/or housing types developed on large tracts under a unified development scheme. Mixed use areas should incorporate pedestrian and bicycle interconnectivity, recreational and/or open space amenities, and high standards of site and architectural design. It is envisioned that mixed use projects will develop under the Planned Unit Development zoning districts of the Guilford County Development Ordinance.

Staff/Agency Comments

Planning

The subject property consists of private property and the public right-of-way for Grandover Parkway. This property is being annexed into the City pursuant to an annexation petition filed by the applicant. The applicant intends to develop this property as an entryway with signage and monuments which will form an integral part of the established Grandover Planned Unit Development.

Staff believes that the application of the planned unit development requirements to this property will encourage innovative arrangement of buildings and open space to provide efficient, attractive, flexible, and environmentally sensitive design as well as a development functioning as a cohesive, unified project which will not substantially injure or damage the use, value, and enjoyment of surrounding property nor hinder or prevent the development of surrounding property in accordance with the adopted plans and policies of the City.

This rezoning request if approved will help preserve and enhance the character and visual quality of Greensboro's built environment. It will also help provide a diverse mix of uses, housing types, and densities in the general neighborhood without impacting the overall mix of uses in the general area.

Staff believes that this request is consistent with the intent and purpose of the Zoning Code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development and trend in the surrounding area.

Water Resources

The City of Greensboro must adopt and implement the State minimum requirements for the Phase II NPDES post-construction requirements by June 1, 2009. New and revised ordinance language will be adopted to comply with the new regulations, if plan is not submitted before June 1, 2009 site must meet Phase II requirements.

Housing and Community Development

No additional comments.

STAFF RECOMMENDATION

PLANNING

Staff recommends **approval** of the requested **CD-PDM** (Conditional District-Planned Unit Development Mixed) **zoning** district.